

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
July 21, 2011

Present: Sally Monigle, Chairperson
Doug Heckrotte
Dorsey Fiske
Bill Hentkowski
Tom McDowell

Also present: Daniel R. Losco, City Solicitor

Ms. Monigle called the meeting to order at 5:35 p.m. Roll call followed.

Approval of Minutes – Concerning the June meeting minutes, a motion was made and seconded to approve the minutes as written. The motion to approve the June minutes was passed.

Messrs. Heckrotte and Hentkowski noted several corrections to the minutes of the 7/13/11 Special HAC Meeting. Mr. Heckrotte made a motion to approve the minutes as amended and Mr. Hentkowski seconded the motion. The 7/13/11 Special HAC Meeting minutes were approved as amended.

OLD APPLICATIONS

J. Givens – 117 E. 2nd Street

Returning with details of door and window on garage.

Discussion: No one was present to discuss this application. No action taken.

R. Marini – 101 W. 3rd Street

Returning for Historic Certificate of Compliance.

Discussion: Ms. Monigle thanked the applicant for making the corrections to the building that was agreed to at the last HAC meeting. The grading in front of the house is complete and is satisfactory. Mr. Heckrotte commented the building is not yet completely painted and noticed the shutters on the building appear to be hanging awkward; they do not appear to be hinged. Mr. Jay Freebery, builder, confirmed the painting of the building is not complete but disputed his comment about the shutter hinges. They are on hinges and the shutters swing. *(Discussion about the hinges followed.)*

Action: Mr. Heckrotte made a motion to issue the Certificate of Compliance with the requirement the applicant demonstrate to a member of HAC that the shutters do hang correctly and, if necessary, get them changed. HAC would like to see the shutters operate appropriately for that style of house. *(Mr. Freebery was receptive to the proviso.)* Mr. McDowell seconded the motion.

Disposition: The motion was unanimously approved.

NEW APPLICATIONS

W. Nowak – 219 E. 2nd Street

Build rear deck to match existing, adding 10'X8'.

Action: Already approved; renewing the permit.

Disposition: Permit renewed.

K. Wipf – 221 Harmony Street

Remove (2) one story lean-to additions along rear of house. Build a new two-story addition in the same footprint per plans attached.

Discussion: Matthew Pearson, contractor, described the plan to HAC. The only part of the house that will be visible from the street is the side porch. The remainder of the additions will be at the rear of the house.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

K. Wipf – 221 Harmony Street

Install iron railing to the front entrance per drawing attached.

Discussion: Drawing of railing shown to HAC.

Action: Ms. Fiske made a motion to accept the railing as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

A. Gambacorta – 401, 403 & 405 Williams Street

Build 2-1/2 story house per plans attached.

Discussion: The applicant is seeking approval so they can approach the Board of Adjustment to request subdivision of three (3) lots into two (2) lots. In doing this they must also have setbacks approved. Mr. Carmine Casper asked for guidance on setbacks since the applicant has now decided not to include the porch. *(Discussion followed.)* Mr. Heckrotte prefers the house be closer to the street rather than further away from the street. Mr. Casper said they are requesting 4 ft. from the street rather than 2-1/2 ft. as a result of the porch decision. Lengthy discussion followed about the need for a stoop, landing and steps in the absence of a porch that will mean the house will not go as far forward as the applicant may think. Mr. Heckrotte is in favor of moving the house forward. He has no problems with the site plan presented to HAC. Off-street parking was raised. In the historic district HAC waives this provision. Mr. Hentkowski said if it is required it needs a variance to not do it and approval from HAC to waive the provision. Mr. Heckrotte noted if HAC accepts the site plan the parking matter would be included because no parking is shown on the site plan. Mr. Casper indicated they would request 3.2 ft. or 3.3 ft. on the side yard and 8.5 ft. on the front. The applicant asked what HAC's stand is with brick versus stucco. Discussion ensued with HAC noting they prefer brick but discourage the use of a brick fascia. The style has to be correct for brick and has to be correct for stucco. *(More discussion on this topic.)* The applicant will keep HAC informed.

Action: A motion was made by Mr. Heckrotte to vote on the application for the setbacks which are very much like the drawings currently show but will be modified slightly. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

N. Jodlbauer – 53 E. 4th Street

1. Renovate old barn per description attached.

2. Repair brick sidewalk. *(Ms. Monigle informed the applicant no longer wishes to do this work.)*

Discussion: The description of renovation work to the barn was not part of the application. Ms. Monigle suggested HAC deal with the application in between meetings since the missing information is not the fault of the applicant.

Action: Mr. McDowell made a motion to postpone any decision on the barn until further details are provided to HAC. Ms. Monigle said she would send the information to all members after this meeting and then have some kind of approval. Mr. Heckrotte said she should circulate the information to HAC members and vote on it, but that the matter should be addressed publicly in the August meeting.

G. Carey – 114 W. 5th Street

Remove and replace railings on front porch, wood planks, lattice and replace any structural wood as needed.

Action: Mr. McDowell made a motion to accept the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

D. Fiske – 26 E. 3rd Street

Replace storm window on side of house, 2nd floor.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by a vote of 3 in favor, 1 abstaining, and 1 voting against (McDowell) citing he is against storm windows.

T. Clayton – 218 E. 2nd Street

Remove stucco on back and rear side of house and replace with 6" cedar German siding.

Discussion: There were no concerns regarding the stucco removal. The applicant is requesting to build a 10'X14' shed that did not appear on the application. A drawing of the proposed shed was presented to HAC. He would like a fixed shed and was advised if it is fixed that setbacks will be involved. He will provide a drawing to HAC of the shed he decides upon. He would like to have two (2) single doors, no windows, cedar German siding and weathered wood blend shingles to match the house.

Action: Stucco removal -- Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

Action: Shed – Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M&T Bank – 210 Delaware Street

Changing outside signs from Wilmington Trust to M&T Bank per specs attached.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the application.

Disposition: The motion was approved.

C. King – 106 The Strand

Replace dormer siding in kind.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

L. Fontana – 46 E. 4th Street

Replace bathroom window. Place A/C condenser unit on new concrete pad. Replace clapboard on the front of house. Remove sliding glass door on side and replace with ½ moon window. Possibly replace aluminum siding on various places. Replace front door and install French door and wood steps on back of house. Replace windows.

Discussion: The plan was described in detail and photographs were shown. German siding will be used. They are adding a railing on the front steps and will present a drawing/photograph to HAC. Mr. Heckrotte does not care for the half round window and the hopper window (in place of the double hung) on the second floor and asked for the reasoning for choosing these windows. (*Discussion followed about this subject and all the windows to be replaced.*) It was suggested the applicant replace the front door with a wider, 4-panel door (Victorian). Shutters on the front were suggested since the house had shutters at one time, but can be installed later. Window trim was discussed. They are permitted to have wood storm doors. Transom windows should be clear. Light cuts should look Victorian which may cost a little more.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the following modifications from the submission: on the front of the house a 4-panel door with a transom, trim should match the original trim (narrow back bend) on the house, HAC recommends using shutters eventually on the front (at least), gutters will be half round and downspouts round, transom should be 2 lights on the front door, siding should match the original siding (cedar German) that is on the side of the house next to the old kitchen, all replacement windows should be 2 over 2, the new kitchen door can be a 4-panel door, a 4-light glass door, a 2-light glass door with 2-panels below and HAC would like to see a catalog cut of what they decide upon, all exterior trim should match, on the family room side HAC's suggestion is for a 4 over 2 window and tall in place of the 2 over 2, a 4-light fixed rectangular panel (in lieu of the half round) so all the glass is the same size in that room, on the back of the house HAC would recommend a French door (two 4 light doors) rather than a patio door and a landing at the top will be needed, the upstairs awning window dimensions should be the same as the upper sash of any of the adjacent second floor windows, concrete can be used for the kitchen porch landing but HAC suggests a brick landing. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

P. Flannigan – 166 E. 2nd Street

Install wood fence.

Discussion: Replacement will be in kind. The applicant has a corner lot and want privacy. He owns a dog and stated there are also nuisance dogs nearby. He is only replacing one quarter of the 6 ft. chain link fencing in the backyard. They do not plan to replace the remaining chain link fence. They will paint the new portion a green wash color.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

EMERGENCY REPAIRS:

K. Stone – 102 Delaware Street

Remove and replace roof per specs attached.

Discussion: No specs were attached to the application.

Action: Mr. McDowell voted to approve the application as submitted. Mr. Heckrotte amended the main motion to vote on the application as submitted with the proviso that if they do downspouts and gutters they are replaced in accordance with the litany. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

W. Reynolds – 39 E. 4th Street

Install A/C and air handler.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

A. Grunert, 61 W. 4th Street

Repair and coat flat roof using an aluminum-fibered silver roof coating due to leaking.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

A. Jacobs – 219 Harmony St.

Repair and coat top roof, porch roof and front porch roof.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Adjournment -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer